



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, April 4, 2011

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

CHRISTOPHER MANSON-HING, Chair
 DAWN SHERRY, Vice-Chair
 CLAY AURELL
 CHRISTOPHER GILLILAND
 GARY MOSEL
 KEITH RIVERA
 PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO GRANT HOUSE (ALTERNATE)

PLANNING COMMISSION LIAISON: BRUCE BARTLETT STELLA LARSON (ALTERNATE)

STAFF: JAIME LIMON, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required at the <u>time of submittal & each time plans are revised</u>.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PROJECT DESIGN APPROVAL	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.69 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Project Design Approval and Final ABR approval.
- Concept review comments are generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.
- Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470, extension 4577. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr **Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** If you have any questions or wish to review the plans, please contact Tony Boughman, at 805-564-5470, extension 4539, or by email at tboughman@santabarbaraca.gov. office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

- A. On March 29, 2011 at 4:00 p.m., the Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/abr.
- B. This regular meeting of the Architectural Board of Review will be broadcast live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Wednesday at Noon and the following Monday at 9:00 a.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/abr and then clicking *Online Meetings*.

GENERAL BUSINESS:

The Full Board meeting was called to order at 3:00 p.m. by Vice-Chair Sherry.

Members present: Gilliland, Mosel, Rivera, Sherry (out 5:00 to 6:27, left at 7:04), Zink

Members absent: Aurell, Manson-Hing

Staff present: Boughman, Limon (left at 4:39), Shafer

- A. Public Comment: There was no public comment.
- B. Approval of the minutes of the Architectural Board of Review meeting of March 21, 2011.
Motion: Approve the minutes of March 21, 2011 as submitted.
Action: Rivera/Mosel, 3/2/0. Motion carried. (Gilliland and Zink abstained. Aurell and Manson-Hing absent.)
- C. Consent Calendar of March 28, 2011 and April 4, 2011.
Motion: Ratify the Consent minutes of March 28, 2011, as submitted. Items on the Consent Calendar were reviewed by Keith Rivera and Chris Gilliland
Action: Rivera/Mosel 5/0/0. Motion carried. (Aurell and Manson-Hing absent.)
Motion: Ratify Consent minutes of April 4, 2011, as submitted. Items on the Consent Calendar were reviewed by Keith Rivera and Chris Gilliland
Action: Mosel/Zink 5/0/0. Motion carried. (Aurell and Manson-Hing absent.)
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1) Mr. Boughman announced that members Aurell and Manson-Hing are absent.
2) Vice-Chair Sherry announced that she will leave at 5:00 p.m.
- E. Subcommittee Reports: No reports.

(3:10) DISCUSSION ITEM

Overview of the proposed Financial Plan for Fiscal Years 2012 and 2013 with highlights for the Community Development Department (CDD). On April 19, 2011, the City Administrator will present the proposed Financial Plan to the City Council. A Council hearing to review the CDD budget is scheduled for Monday May 2, 2011. Staff: Bettie Weiss, City Planner

Actual time: 3:08

Present: Bettie Weiss, City Planner

Ms. Weiss provided a presentation, aided by PowerPoint graphics, regarding the proposed city wide and department FY 12-13 budget, proposed cost cutting measures, fee increases, ordinance, zoning code changes, and environmental procedures. Ms. Weiss also provided information on Plan SB next steps. The budget will be heard by Council on May 2. Ms. Weiss responded to questions and comments from the Board.

Mr. Zink expressed concern about the potential lack of available counter staff during peak times.

Ms. Sherry thanked Ms. Weiss for her presentation, no action was required.

(3:30) MISCELLANEOUS ACTION ITEM

Review updated Final Draft ABR Guidelines and Meeting Procedures. The ABR previously reviewed and commented on a draft of this document on October 18, 2010. Staff recommendation: That ABR recommend that the City Council adopt the updated ABR Guidelines and Meeting Procedures.

Staff: Heather Baker, AICP, Project Planner

Actual time: 3:30

Present: Heather Baker, Project Planner

Ms. Baker presented proposed changes to the ABR Guidelines and Meeting Procedures and was available to respond to questions and comments from the Board.

Motion: Recommend that the City Council adopt the updated ABR Guidelines and Meeting Procedures as presented.

Action: Gilliland/Mosel, 5/0/0. Motion carried. (Aurell and Manson-Hing absent)

REVIEW AFTER FINAL**1. CITYWIDE - U.S. HIGHWAY 101**

(3:50) Assessor's Parcel Number: 099-MSC-PW
Application Number: MST2004-00701
Owner: City/State
Applicant: Julie McGuigan, Caltrans

(This is a request of Caltrans to perform operational improvements between Milpas Street and Hot Springs and Cabrillo Boulevard. The project is a wetland mitigation site situated on Parks and Recreation property consisting of approximately 400 cubic yards of soil and concrete rubble removal to be replaced with landscaping and irrigation. The project requires Planning Commission approval for a Coastal Development Permit.)

(Second Review After Final. The project was last reviewed on February 7, 2011.)

Actual time: 3:45

Present: David Emerson, Landscape Architect; Aaron Wolfram, Design Engineer

Daniel Gullett, Associate Planner, provided a background of the project and announced the appeal to City Council set for April 26.

Public comment was opened at 4:04 p.m.

Alex Pujo: wants a design the city can be proud of for the important entry into Santa Barbara.

Bob Short, representing Montecito Association: concerned that if project is not approved at this time the same design will be reviewed in 10 years.

Phil Suding, local resident, expressed concern that the increased landscape area will not be a planting area and that a 10 foot median is not being provided; suggested reconvening the DRT for further review.

Public comment was closed at 4:10 p.m.

Public comment reopened at 4:34 p.m.

Phil Suding: The appeal regarding landscaping might eliminated if compromise between DRT and applicant can be reached.

Public comment was closed.

Motion: Continued to DRT and return to the Full Board prior to City Council hearing with the following comments:

- 1) Study introducing additional trees and other landscape elements at the median strip.
- 2) Confirm the number, sizes, and species of all proposed planting.
- 3) The Board appreciates the increased median strip and finds that the project moving in a positive direction.

Action: Gilliland/Rivera, 5/0/0. Motion carried. (Aurell and Manson-Hing absent)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 300 BLK S SOLEDAD ST 1603 SEG ID**

(4:20) Assessor's Parcel Number: ROW-001-603
 Application Number: MST2009-00374
 Owner: City Of Santa Barbara
 Applicant: Lisa Arroyo, Project Engineer

(This is a revised project. The project involves two phases. Phase 1 (Initial Channel Improvements) includes widening Sycamore Creek beginning five feet north of the Caltrans (Hwy 101) ROW and Coastal Zone boundary extending upstream to approx. 100 to 150 feet south of Punta Gorda St. Phase 2 (Punta Gorda Bridge Replacement at Sycamore Creek) includes the Punta Gorda bridge replacement with channel improvements starting approx. 100 to 150 feet downstream of Punta Gorda St. and extending approx. 75 feet north of Punta Gorda St. Both phases include a creek restoration plan for all newly constructed creek banks.)

(Comments only; project requires environmental assessment.)

Actual time: 4:39

Present: Jessica Grant, Public Works Project Planner; Brian D'Amour, Public Works, Supervising Civil Engineer; David Black, Landscape Architect.

Public comment was opened at 4:50 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Full Board with the following comments:
 1) The Board finds the project moving in a positive direction.
 2) Return with additional information about the bridge wing walls, detailing, and color of the proposed concrete structure.
 3) A majority of the Board likes the proposed design scheme similar to that of the Ortega Street bridge.

Action: Zink/Mosel, 5/0/0. Motion carried. (Aurell and Manson-Hing absent)

The Board recessed from 5:05 until 5:07 p.m.

CONCEPT REVIEW – CONTINUED**3. 3761 STATE ST****C-P/SD-2 Zone**

(4:50) Assessor's Parcel Number: 051-040-053
 Application Number: MST2011-00093
 Owner: Regency Centers, LP
 Architect: Cearnal Andrulaitis Architects

(Proposal for a partial facade remodel for Whole Foods.)

(Second Concept Review. Project was last reviewed on March 7, 2011.)

Actual time: 5:07

Present: Katherine Gee, Whole Foods; Barry Jacob, Design Consultant; Debbie English, Designer

Public comment was opened at 5:13 p.m. As no one wished to speak, public comment was closed.

- Motion: Project Design Approval and continued indefinitely to Full Board with the following comments:
- 1) Study the two smaller entries on either side of the archways; provide greater hierarchy between the openings.
 - 2) Introduce additional landscape material on the north façade.
 - 3) Study the intersection between the shed roof and trellis at west end of north façade.
- Action: Rivera/Mosel, 4/0/0. Motion carried. (Aurell, Manson-Hing and Sherry absent)

Acting Chair Zink announced the ten day appeal period.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 800 CACIQUE ST

M-1/SD-3 Zone

(5:20) Assessor's Parcel Number: 017-240-020
Application Number: MST2010-00316
Owner: Browning Ferris Industries of California
Applicant: Clean Energy

(Proposal to install a natural gas compression, storage, and dispensing system for fueling the site's truck fleet. The project includes associated controls, equipment pads, lighting, fencing to screen the equipment, 30 fuel dispensers, other minor site work, and 22 new or reconfigured parking spaces. The project requires Staff Hearing Officer review of a Coastal Development Permit.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a Coastal Development Permit.)

Actual time: 5:24

Present: Angelica Gonzalez, Clean Energy; Steven McIntosh, Manager Allied Waste Services.

Public comment was opened at 5:36 p.m. As no one wished to speak, public comment was closed.

- Motion: Continued indefinitely to Full Board with the following comments:
- 1) The design is moving in a positive direction.
 - 2) Provide accurate drawings showing existing and proposed landscaping, include landscaping along Cacique Street.
 - 3) Provide a landscape plan for the front set back area; include screening for the proposed meter assembly.
- Action: Gilliland/Rivera, 4/0/0. Motion carried. (Aurell, Manson-Hing, and Sherry absent)

The Board recessed from 5:50 until 6:26 p.m.

REVIEW AFTER FINAL

5. 336 N MILPAS ST

C-2 Zone

(6:10) Assessor's Parcel Number: 031-371-021
 Application Number: MST2006-00236
 Owner: E. R. Unterman Family Trust
 Architect: Perkowitz and Ruth Architects
 Owner: Fresh & Easy Neighborhood Market

(This is a revised proposal for a new one-story 11,468 square foot commercial building for Fresh and Easy Neighborhood Market. The proposal includes 51 parking spaces, a voluntary merger of three lots totaling 39,130 square feet, and demolition of three existing non-residential buildings totaling 12,919 square feet. The project will result in a Measure "E" credit of 1,451 square feet.)

(Second Review After Final. This project was last reviewed on March 7, 2011.)

Actual time: 6:27

Present: Shawn Unsell, Architect

Public comment was opened at 6:33 p.m.

Constantino Francos, opposed: concerned about lack of noticing, loss of sunlight and views, and potential delivery truck noise.

Tony Fisher, representing Mr. Francos: concerned about lack of noticing, lack of grading plans, building height, loss of trees, height of wall with lack of setbacks.

Public comment was closed at 6:44 p.m.

Motion: Approval of the Review After Final for architecture and continued to Consent Calendar for the landscape plan.

Action: Zink/Mosel, 4/0/0. Motion carried. (Rivera stepped down. Aurell and Manson-Hing absent.)

CONCEPT REVIEW - CONTINUED ITEM

6. 709 E HALEY ST

C-2 Zone

(6:40) Assessor's Parcel Number: 031-232-017
 Application Number: MST2011-00077
 Owner: Corina Figueroa
 Owner: Jaime and Robin Melgoza
 Architect: Rex Ruskauff

(Proposal to convert an existing 504 square foot one-story residence to commercial use and add 381 square feet to the front of the building. A new 1,000 square foot four-car carport with 1,000 square feet of uncovered storage area above the parking spaces is proposed at the rear of the 5,200 square foot lot. The project will result in 885 square feet of new commercial floor area.)

(Action may be taken if sufficient information is provided. Project was last reviewed on March 21, 2011.)

Actual time: 6:51

Present: Rex Ruskauff, Architect; Meg West, Landscape Architect.

Public comment was opened at 6:56 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and continued two weeks to Consent Calendar with the following conditions:

- 1) The loss of a significant tree at the front is to be mitigated with three 36'' box trees along the west elevation.
- 2) The back storage room area at the garage shall not exceed 16 feet height.
- 3) Study increasing the width of pilasters to the greatest extent possible.

Action: Zink/Mosel, 4/0/0. Motion carried. (Rivera stepped down. Aurell, Manson-Hing absent)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 1812 SAN PASCUAL ST

R-3 Zone

(7:10) Assessor's Parcel Number: 043-163-011
 Application Number: MST2010-00097
 Owner: Michael Szymanski
 Architect: Yuzon & Associates
 Applicant: Ubaldo Diaz

(This is a revised proposal to result in five residential units instead of four. Proposal to demolish the existing single-family residence at the rear of the property and construct a two-story 3,999 square foot triplex with six garage spaces and two uncovered parking spaces. The structure will consist of two two-car garages and two one-car garages on the first floor, two units on the second floor, and one two-story unit. The existing one-story duplex and two uncovered parking spaces will remain at the front of the 11,580 square foot lot. The proposal will address violations under enforcement case ENF2005-00016.)

(First Concept Review of revised proposal for five residential units. Action may be taken if sufficient information is provided.)

Actual time: 7:04

Present: Michael Szymanski, Owner.

Public comment was opened at 7:13 p.m.

Rod Edwards concerned about over-development in the area.

A letter from Jeanette Nadeau expressing opposition was acknowledged.

Public comment was closed at 7:15 p.m.

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) Study the fenestration and articulation of all elevations.
- 2) Relocate the trash enclosures to a less visible location.
- 3) Study access for 2nd story units to the rear open yard space.
- 4) Study enhancing the entries to units C and D.
- 5) Indicate landscape opportunities on the conceptual plan.
- 6) Study reducing the garage height.

- 7) Study reducing the double cantilever of the rear buildings.
- 8) Provide an enhanced pedestrian friendly entry on the existing building.
- 9) Indicate a change of the sliding glass door to a sliding window and indicate pedestrian access to all units. Show removal of the concrete apron at the sliding door.

Action: Mosel/Rivera, 4/0/0. Motion carried. (Aurell, Manson-Hing and Sherry absent)

ADJOURNMENT

The Full Board was adjourned at 7:40 p.m.

CONSENT CALENDAR (1:00)

Members present: Gilliland and Rivera

Staff Present Boughman

ABR - REVIEW AFTER FINAL

A. 1009 DEL SOL AVE

R-2/SD-3 Zone

Assessor's Parcel Number: 045-074-001
 Application Number: MST2005-00132
 Owner: Shawn K. Dirksen
 Architect: Andrew Roteman
 Architect: Bill Wolf

(The project consists of the demolition of a single-family residence and garage and the construction of two new three-bedroom condominium units within a two-story duplex on a 6,000 square foot lot in the non-appealable jurisdiction of the Coastal Zone. The units would be 1,447 square feet and 1,467 square feet and four parking spaces would be provided within two attached two-car garages. Planning Commission approval for a Coastal Development Permit and a Tentative Subdivision Map is requested.)

(Review After Final for revisions to architectural details including garage doors, entry porch, detailing at bay windows, elimination of shutters, elimination of lattice, and addition of fascia board.)

Review After Final Approved with conditions: retain the shutters at the two windows above the garage; paint the garage doors original color #8735D Frazee; a vine above the garage is encouraged.

ABR - REVIEW AFTER FINAL**B. 506 E HALEY ST****C-M Zone**

Assessor's Parcel Number: 031-291-002
 Application Number: MST2009-00572
 Owner: WHG Haley LLC
 Designer: Alejo Barragan

(This is a proposal for a 591 square foot one-story as-built addition to an existing commercial building. The lot is currently developed with a 3,666 square foot building which includes two tenant spaces. The addition is for a proposed tire shop. No alterations are proposed to the other tenant space. The proposal will result in a 4,257 square foot building on a 5,000 square foot lot.)

(Second review of Review After Final to permit an as-built rolling entry gate at Olive Street.)

Review After Final Approved with conditions: 1) Color of fence and gate to be BEHR Adobe Straw #760B. 2) Cut 2 8x8 inch holes in bottom of fence for Ficus vine to grow through.

ABR - NEW ITEM**C. 735 W ARRELLAGA ST****R-2 Zone**

Assessor's Parcel Number: 043-243-001
 Application Number: MST2011-00133
 Owner: Octavio Botello
 Architect: Tom Moore

(This is a proposal to permit the as-built 244 square foot one-story addition to the existing 614 square foot main residence, permit an as-built water heater enclosure, and removal of the existing covered deck. One new uncovered parking space for a total of one uncovered, and two covered parking spaces. The project is located on a 5,000 square foot lot developed with an accessory dwelling unit and two-car garage. The proposal will address violations in ENF2011-00131.)

(Action may be taken if sufficient information is provided.)

Project Design and Final Approvals with the condition to maintain the hedge at the gate and driveway.

ABR - REFERRED BY FULL BOARD**D. LOWER WEST DOWNTOWN LIGHTING PROJECT**

Assessor's Parcel Number: ROW-001-946
 Application Number: MST2011-00101
 Owner: City of Santa Barbara

(This is a proposal for the installation of street lights in the lower west downtown neighborhood. Pole light fixtures with LED lamps are proposed at intersections and mid-block. The project is located along the 100, 200, and 300 blocks of W. Haley Street, the 100 and 200 blocks of W. Gutierrez Street, the 400 block of Bath Street, the 300 and 400 blocks of De La Vina Street, and along Cottage Grove. This proposal is Phase One of three street lighting projects in the lower west downtown area with the remaining two phases to be reviewed at a later date.)

(Action may be taken if environmental review is completed.)

Postponed indefinitely.